

QUICK GUIDE TO STARTING A BUSINESS IN THAILAND 2022

*THE BOARD OF INVESTMENT
OF THAILAND (BOI)*



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THAILAND AT-A-GLANCE

Welcome to the Guide to Starting a Business in Thailand in 2022!

Thailand is a thriving economy in Southeast Asia with a diverse and qualified workforce providing a welcoming and conducive environment for businesses to grow with confidence.

There are some reasons why you should set up your business here:



Access to a large and growing market

Thailand, located at the center of the emerging CLMV economies (Cambodia, Laos, Myanmar, and Vietnam), is the gateway to ASEAN providing connected networks, a strong business foundation and expansive cultural ties to the emerging Southeast Asian market with access to over 621 million people.¹



A strategic international business hub

Surrounded by global economic powerhouses, Thailand has signed free trade agreements (FTAs) and the Regional Comprehensive Economic Partnership (RCEP) with 18 countries² to facilitate imports and exports. Thailand also offers excellent infrastructure and logistics connectivity by air, land, and maritime transport, in addition to an intercity railway network.



Competitive tax advantages

Compared with its ASEAN peers, Thailand has a relatively low corporate income tax (CIT) of 20% (ASEAN average 23.64%³) and a value-added tax (VAT) of 7% (ASEAN average of 7.7%⁴). Furthermore, the Board of Investment of Thailand (BOI) offers additional tax incentives, lowering your operating costs even further.



Top residential pick for expats

Thailand is the perfect second home for expats. The country was ranked 14th out of 59 global locations with the nation's capital Bangkok placing 4th in Asia in the Expat City Ranking 2021,⁵ with the majority of expats expressing satisfaction with the cost of living and their quality of life in Thailand.

If you are interested in establishing a business here, this guide can assist you in getting your operations up and running as quickly as possible. Learn how to choose the right company structure, register your company, and manage your business on the following pages.

You will also discover how the BOI can help you succeed by providing the relevant information and connections to partners in both the public and private sectors.

¹Worldometers

²Department of Trade Negotiations

³KPMG

⁴Trading Economics

⁵InterNations

JOURNEY TO STARTING A BUSINESS IN THAILAND

STEP 1: CHOOSING THE RIGHT COMPANY STRUCTURE

Before you begin, it is important to note that the Thai Foreign Business Act (FBA) prohibits certain foreign business activities, such as newspaper and television businesses, farming, cultivation, horticulture, and animal husbandry, while some can be carried out with the authority of a government agency. Learn more from the [Foreign Business Act and Activities Restricted to Thai Nationals](#).

Business entities in Thailand are regulated by the Department of Business Development (DBD). You can choose to register your business entity as any of the structures below.

Comparison of Business Structures in Thailand¹

	Sole proprietorship	Non-registered ordinary partnership	Registered ordinary partnership	Limited partnership	Private company limited	Public company limited
Owner's status	Common person	Common person	Juristic person	Juristic person	Juristic person	Juristic person
Number of owners	Single owner	At least 2 owners	At least 2 owners	At least 2 owners	At least 3 owners	At least 15 owners
Ability to manage	Complete control	Complete control	Complete control	Only partners with unlimited liability can manage the company	Managements assigned by shareholders	Managements assigned by shareholders
Foreign ownership limitation	Not available	No more than 49 percent if prohibited by FBA*	No more than 49 percent if prohibited by FBA*	No more than 49 percent if prohibited by FBA*	No more than 49 percent if prohibited by FBA*	No more than 49 percent if prohibited by FBA*
Characteristics	A single-person or single-company-owned business	The owner has no legal authority and is considered an individual for tax purposes	The owner is a legal entity that is registered and taxed as a corporation	The partnership is formed with one limited-liability partner and one unlimited-liability partner	A limited company has capital divided into shares, and the shares of a business cannot be sold to the general public	The company may issue shares, debentures, and warrants to the public and apply to have their securities listed on the Stock Exchange of Thailand (SET)
Tax	Personal income tax 5 - 35%	Personal income tax 5 - 35%	Corporate income tax 20% (Filing twice a year)	Corporate income tax 20% (Filing twice a year)	Corporate income tax 20% (Filing twice a year)	Corporate income tax 20% (Filing twice a year)

*There are three options for foreign investors who want to own more than 49 percent of the company:

- 1.) Obtaining a [Foreign Business License \(FBL\)](#) from the DBD
- 2.) Obtaining a [Foreign Business Certificate \(FBC\)](#) after securing BOI certification, or
- 3.) Obtaining a [Treaty of Amity](#) (US investors only)

¹Department of Business Development (DBD)

Related public entities



Department of Business Development (DBD)

The DBD is Thailand's national regulator for business entities, offering assistance and business development under the Minister of Commerce (MOC). Companies can contact the DBD to register their business entities or seek more information about businesses that are already registered.

Learn more at: [DBD](#)



Board of Investment (BOI)

The BOI, a government agency under the Office of the Prime Minister, promotes foreign investment in Thailand by offering information, services, and incentives to potential investors. Companies can contact the BOI to receive a Foreign Business Certificate (FBC), as well as information on foreign investor investments and tax benefits.

Learn more at: [BOI](#)



The Securities and Exchange Commission (SEC)

The SEC is primarily responsible for policy formulation to promote and develop capital markets in Thailand, issuing rules and regulations on public limited companies. A public limited company must obtain approval and file disclosure documents with the SEC.

Learn more at: [SEC](#)



The Stock Exchange of Thailand

Stock Exchange of Thailand (SET)

The SET is overseen by the SEC to serve as the center for the trading of listed securities and to provide systems needed to facilitate and conduct any business relating to securities trading.

Learn more at: [SET](#)



The Revenue Department (RD)

The RD is the Ministry of Finance's largest tax collection agency, responsible for collecting taxes in accordance with the Revenue Code's laws and regulations. A corporation must disclose its revenue source and pay tax once or twice a year.

Learn more at: [RD](#)

STEP 2: REGISTERING YOUR COMPANY

The most typical business structure chosen by foreign investors is a private limited company. The following table shows five easy steps to set up a company in Thailand.

1. Reserve your business name	<ul style="list-style-type: none">To begin, reserve your company name on the DBD website; once approved, it will be valid for 30 days.Reserve your company name at Reserve DBD
2. File the Memorandum of Association (MOA)	<ul style="list-style-type: none">The MOA is a legal document which the company's founder is required to submit to the DBD. It contains information such as the company's goals and objectives.Find a sample MOA at DBD downloadable documents (MOA)
3. Set up a statutory meeting	<ul style="list-style-type: none">A statutory meeting requires the attendance of all company founders and shareholders to decide and pay for the company's registered capital and discuss the articles of association (AOA).Find a sample AOA at DBD downloadable documents (AOA)
4. Submit a registration application	<ul style="list-style-type: none">A registration application must be submitted either online or in-person at a DBD office to show that you have completed the legislative requirements. You will then receive a business certificate confirming your company's registration.Register online at DBD e-Registration
5. Register for corporate income tax (CIT) and value-added tax (VAT)	<ul style="list-style-type: none">After your company has been registered, you must apply for and receive a company corporate tax ID card from the Revenue Department within 60 days. Companies are required to pay corporate income tax (CIT) and file tax filings, according to the Revenue Department.Register online at VAT-SBT online

While the above five-step process is to set up a private limited company, other types of companies require slightly different procedures.

- Sole proprietorship and non-registered ordinary partnership: Do not require official registration.
- Registered ordinary partnership and limited partnership: Skip **steps 2. and 3.** and simply submit the registration application to the DBD office in your area.
- Public company limited: Requires extra documents authorized by the SEC in **step 2** onwards.

Further details on business registrations are available at [DBD business registration](#)

Note: The application is only available in the Thai language, advice from a law firm or other qualified professional is recommended.

STEP 3: MANAGING YOUR BUSINESS

Congratulations on establishing your business in Thailand!

After you have completed the registration process, you can find some useful information in this section to ensure your operations run smoothly.

Legal and Financial Services

The first people you need to contact, and probably even during the company registration process, are lawyers. Since the majority of Thai laws and regulations are localized and sometimes written in Thai, it is best to select a law firm to help you reconfirm regulations, acquire business licenses and offer advice on other legal concerns. Here are some examples of organizations that can provide assistance.

Law firms:



**Lawyers Council
Under Royal
Patronage**
Website: [Lawyer Council](#)



Allen & Overy
Website: [Allen & Overy](#)



Baker McKenzie
Website: [Baker McKenzie](#)



Weerawong C&P
Website: [Weerawong C&P](#)

Note: Organizations except the Lawyers Council Under Royal Patronage are arranged in alphabetical order.

In most cases, legal firms can assist you with tax advisory, including tax registration, rates, and incentives. However, should you require special assistance from a tax expert, the world's big four accounting firms have local offices in Thailand.

Accounting firms:



**Federation of
Accounting Professions**
Website: [TFAC](#)



Deloitte
Website: [Deloitte](#)



Ernst & Young
Website: [EY](#)



KPMG
Website: [KPMG](#)





PricewaterhouseCoopers
Website: [PwC](#)

Note: Organizations except TFAC are arranged in alphabetical order.

Next, opening a corporate bank account is a key priority and fundamental requirement for foreign investors to operate a business. In Thailand, there are many commercial banks – both local and international.

Banks in Thailand:

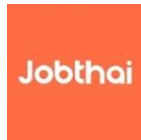
Local commercial banks	
	<p>Bangkok Bank Founded in 1944, Bangkok Bank (BBL) is the largest bank in Thailand by total assets and a major financial institution regionally, the sixth largest in Southeast Asia. In Thailand, BBL is a leading provider of corporate finance and SME lending with over 240 business centers and business desks. Website: BBL</p>
	<p>Krungthai Bank Established in 1966 through the merger of two state-owned banks, Krungthai Bank is Thailand's second-largest bank by assets. It is the only one of the country's top four banks owned by the government, namely the Ministry of Finance. Website: KTB</p>
	<p>Kasikorn Bank Throughout the past 70 years, Kasikorn Bank, or KBank, has conducted a commercial banking, securities, and other related businesses. The bank now operates service networks in nine countries and is among Thailand's largest banks. Website: KBank</p>
	<p>Siam Commercial Bank The first Thai commercial bank, Siam Commercial Bank, was formed by royal charter in 1907. As a top-performing bank in Thailand, SCB offers a comprehensive range of products and services to suit the needs of all customers, including deposits and lending with more than 800 branches in Thailand and internationally. Website: SCB</p>
	<p>Bank of Ayudhya Bank of Ayudhya, or Krungsri, is the fifth-largest bank in Thailand in terms of assets, loans, and deposits. With a total of 656 service outlets in Thailand and abroad, Krungsri provides banking, consumer finance, investment, asset management, and other financial products and services to corporations and individual customers. Website: BAY</p>
International commercial banks	
	<p>United Overseas Bank UOB is a Singapore-based international banking organization with branches in most Southeast Asian nations. Website: UOB</p>
	<p>Standard Chartered Bank Standard Chartered is a multinational banking and financial services corporation based in London, England. It employs over 87,000 people and has a network of more than 1,200 branches and outlets in more than 70 countries. Website: Standard Chartered</p>
	<p>Industrial and Commercial Bank of China ICBC, an international corporate listed in China and Hong Kong that aspires to be at the forefront of Thailand's commercial banks, sees service as the foundation of future growth and is committed to delivering value to its customers. Website: ICBC</p>

Note: Companies are arranged by deposit amount as of February 2022.¹

Human Resources

There are several ways to recruit local talent and the right people to work for your company in Thailand. While it is common to post available jobs on top online platforms or to seek help from recruitment firms, there are several international agencies that can provide you with support (e.g., Adecco, Roberts Walters, PRTR).

Human Resourcing platforms:



Jobthai
Website: Jobthai



LinkedIn
Website: LinkedIn



JobBKK.com
Website: JobBKK



JobsDB
Website: JobsDB

Note: Companies are arranged by traffic share from January-March 2022, note that Jobthai and LinkedIn account for over 60% of job search traffic.

For foreign workers, the Foreign Working Act requires that all foreigners working in Thailand obtain a work permit (with a few exemptions). Besides the standard “work visa,” Thailand has also introduced new types of visas designed to provide more convenience to foreign workers. The differences between each type of visa are as follows:

	Work Visa	Smart Visa	Long-Term Resident Visa
Work permits	Work permit required	No work permits required	Permission to work in Thailand (Digital work permit will be granted to the visa holder and spouse)
Eligibility	Anyone who wishes to be employed in Thailand	<ol style="list-style-type: none"> 1. Qualified workers 2. Senior executives 3. Investors 4. Startup entrepreneurs 5. Family of visa holders 	<ol style="list-style-type: none"> 1. Qualified global citizens 2. Qualified pensioners 3. Work-from-Thailand professionals 4. Highly skilled professionals
Privilege(s)	<ol style="list-style-type: none"> 1. Access to One-Stop Service (OSS)* of the Immigration Division at Chamchuri Square, Bangkok 	<ol style="list-style-type: none"> 1. 90-day immigration reporting extended to one-year 2. Spouse and children also granted permission 3. Access to One-Stop Service (OSS)* of the Immigration Division at Chamchuri Square, Bangkok 4. Access to fast-track service at international airports in Thailand 5. No re-entry permit required 	<ol style="list-style-type: none"> 1. 90-day immigration reporting extended to one-year 2. Spouse and children also granted permission 3. Access to One-Stop Service (OSS)* of the Immigration Division at Chamchuri Square, Bangkok 4. Not included in the international workers' ratio in a corporation 5. Additional privileges; redeemed personal income tax (PIT), right to own land, etc.
Time length	Maximum 1-year visa	Maximum 4-year visa	Maximum 10-year visa
More information at:	Thailand Visa information		

*Note: Further OSS requirement details at [OSS accessing requirement](#)

Workspaces

Thailand's diverse business environment is open to all types of businesses which can choose the most suitable locations and the kinds of spaces needed to effectively run their operations – from office buildings, co-working spaces to well-established factories in industrial parks.

Corporate offices



Businesses looking for prime office space can choose from a full range of high-rise buildings in Bangkok's main central business district (CBD),¹ which is divided into two sections: The core CBD (Silom, Sathorn, and Ploenchit) and the outer CBD (early-Sukhumvit), both of which are located in the heart of Bangkok and surrounded by residential buildings, a range of facilities, and a variety of transportation options.

Co-working spaces

Alternatively, a company can also lease a co-working space in Thailand, which offers full facilities at a lower cost than a corporate office, as well as networking opportunities.

Co-working spaces in Bangkok:



Glowfish

[Glowfish](#) offers cutting-edge designs to increase productivity and assist in business expansion. They provide ready-to-use serviced offices, hourly-rentable meeting rooms, and event facilities to hold seminars or other events.

Popular branch location:
92/4, Floor 2, Sathorn Thani 2 Building, North Sathorn Road, Silom, Bang Rak, Bangkok 10500



HUBBA

Thailand's first co-working facility, [HUBBA](#) has a solid reputation in the business community as an organization for promoting innovative thinking and offering a variety of activities.

Popular branch location:
Prima Sathorn, 402 Naradhiwas Rajanagarindra Road, Yan Nawa, Sathon, Bangkok 10120



Launchpad

Located in the heart of Bangkok's CBD, with over 2,000 square feet of space, [Launchpad](#) is a state-of-the-art co-working space and serviced office offering a community-oriented atmosphere for forward-thinking businesses and people.

Popular branch location:
139 Pan Rd, Silom, Bang Rak, Bangkok 10500



WeWork

[WeWork](#), one of the largest international co-working firms, allows users to make flexible commitments to locations that are convenient for them, with over 150 co-working spaces worldwide and four in Bangkok.

Popular branch location:
T-ONE Building 8 Sukhumvit, 40 Alley, Khet Khlong Toei, Phra Khanong, Bangkok 10110

Note: Companies are arranged in alphabetical order.

¹CBRE Thailand

Business Parks and Industrial Districts

Innovation districts

An innovation district assists in commercializing innovation by combining the identities and strengths of existing organizations in the area with new concepts to establish a network knowledge exchange network. Bangkok currently has seven innovation districts under development: Yothi Innovation District, Rattanakosin Innovation District, Pathumwan Innovation District, Klongsan Innovation District, Kluaynamthai Innovation District, Lat Krabang Innovation District, and Ari Innovation District. Moreover, the NSTDA established three science parks, Thailand Science Park (Rangsit), STEP (Chiang Mai), and Science Park Mahasarakham University, to boost the R&D and innovation capabilities of companies in Thailand.



Learn more about [Bangkok's innovation districts](#)

Industrial districts

Outside of Bangkok, companies can set up factories in business parks or industrial zones in Thailand's suburbs, which are in close proximity to other businesses and have easy access to utilities. There are a total of 62 industrial districts operating in 18 provinces, with most of the districts in the central and eastern regions.



Learn more about [the Industrial Estate Authority of Thailand](#)

Eastern Economic Corridor (EEC)

The Eastern Economic Corridor (EEC) is a government-supported region that aims to achieve best-in-class area-based development that incorporates economic, social, and environmental improvements through several investment projects, including the U-Tapao international airport and a high-speed railway that is scheduled to open in 2025.



Learn more about [The Eastern Economic Corridor Office of Thailand \(EECO\)](#)

Note: NSTA (the National Science and Technology Development Agency), STEP (Science and Technology Park - Chiang Mai University)

Utilities

After you have chosen your preferred site for your physical office, you will need to decide on the three fundamental but necessary utilities: water, electricity, and the internet.

Water

Water is provided by two government agencies: the Metropolitan Waterworks Authority (MWA) and the Provincial Waterworks Authority (PWA), both of which have independent authority in their areas. A company can apply for water requests through the respective province's water agency.

- Companies operating in Bangkok, Nonthaburi, and Samut Prakan are covered by the:



Metropolitan Waterworks Authority (MWA)

The MWA is a state-owned enterprise under the Ministry of Interior which controls and provides water in Bangkok, Nonthaburi, and Samut Prakan provinces. Companies can contact the MWA for water service.

Learn more at: [MWA](#)

- Companies operating in other provinces in Thailand are covered by the:



Provincial Waterworks Authority (PWA)

The PWA is a state-owned enterprise under the Ministry of Interior which controls and provides water across the country, except for Bangkok, Nonthaburi, and Samut Prakan. Companies can contact the PWA for water service.

Learn more at: [PWA](#)

Electricity

Electricity is also provided by two government agencies: the Metropolitan Electricity Authority (MEA) and the Provincial Electricity Authority (PEA), both of which have independent authority in their areas. A company can request electricity from the respective province's electricity agency. The processing and approval of documents for electricity will take around 5-8 working days.

- Companies operating in Bangkok, Nonthaburi, and Samut Prakan are covered by the:



การไฟฟ้านครหลวง
Metropolitan Electricity Authority

Metropolitan Electricity Authority (MEA)

The MEA is a state-owned enterprise under the Ministry of Interior which controls and provides electricity to Bangkok, Nonthaburi, and Samut Prakan provinces. Companies in these provinces can contact the MEA for electricity service.

Learn more at: [MEA](#)

- Companies operating in other provinces in Thailand are covered by the:



การไฟฟ้าส่วนภูมิภาค
PROVINCIAL ELECTRICITY AUTHORITY

The Provincial Electricity Authority (PEA)

The PEA is a state-owned enterprise under the Ministry of Interior which controls and provides electricity across the country except for Bangkok, Nonthaburi, and Samut Prakan. Companies in other provinces can contact the PEA for electricity service.

Learn more at: [PEA](#)

Internet

Companies can directly contact an internet service provider in Thailand to establish internet service.

Internet service providers:



3BB
Website: [3BB](#)



AIS
Website: [AIS](#)



Telecom of Thailand
Website: [TOT](#)



True Move H
Website: [True](#)

Note: Companies are arranged in alphabetical order.

Other related public entities



Bank of Thailand

Bank of Thailand (BOT)

The BOT is responsible for issuing the banknotes, formulating monetary policies, and providing banking facilities for financial institutions.

Learn more at: [BOT](#)



Ministry of Labour (MOL)

The MOL is a Thai government agency in charge of overseeing labour administration and protection, as well as skills development and employment promotion in Thailand. The MOL can assist companies in recruiting staff as well as provide information on labour standards.

Learn more at: [MOL](#)



National Science and Technology Development Agency (NSTDA)

The NSTDA is a government agency under the Office of the Prime Minister which supports R&D in science and technology. Companies can contact the NSTDA for further information on innovations and R&D in Thailand.

Learn more at: [NSTDA](#)



Eastern Economic Corridor Office of Thailand (EECO)

The EECO is a vital public agency aiming to encourage investments, boost innovation, and advance technologies in Thailand. Companies can consult the EECO to develop projects or invest in areas located in the EEC.

Learn more at: [EEC](#)



Industrial Estate Authority of Thailand (IEAT)

The IEAT is a state enterprise under the control of the Ministry of Industry. As a one-stop service center (OSS), the IEAT provides complete service for operating industrial businesses, whether purchasing or renting land.

Learn more at: [IEAT](#)

Those interested in the cost structure in Thailand, you can find further details on each investment step in the [cost of doing a business guide](#). Thailand also provides research and development infrastructure as well as capital investment assistance to enhance innovation. For more information, please refer to [Thailand Innovation Toolkit](#).

SUMMING UP

As a regional economic hub, it should come as no surprise that Thailand offers so many benefits. We strongly encourage you to seize this opportunity to capture a new engine of growth for your company.



The cutting-edge of Asia's new economic powerhouse



Endowed with natural resources, advanced infrastructure and government support



The second home to top multinational companies

Learn more about additional incentives and benefits for your company



The BOI offers investment incentives to support your business activities in Thailand. We encourage you to contact us to discuss your investment objectives and are ready to support you in achieving brighter and more prosperous future.

BOI incentives

Tax incentives

- CIT exemption of up to 13 years
- 50% reduction in CIT for five years
- Exemption of import duties on raw materials or essentials used in R&D
- Exemption of import duties on machinery

Non-tax incentives

- 100% foreign ownership and property ownership
- Permit to bring in skilled workers and experts to work in Thailand
- No restriction on foreign currencies

Further incentive details are available on the next page or apply for BOI incentives at [E-Investment Promotion](#)

Other incentives

SMART Visa - S

- Maximum renewable 2-year visa
- No work permit required
- 90-day immigration reporting extended to one-year
- Spouse and children also granted permission
- Access to fast-track service at international airports in Thailand
- No re-entry permit required

Further details and qualifications are available at [Thailand's SMART S Visa website](#)

Contract and follow the BOI at:

Facebook: BOI News

LINE Official: @boinews

Website: www.boi.go.th

E-Booking: booking.boi.go.th

Email: head@boi.go.th

BOI Podcast

YouTube: Think Asia, Invest Thailand

THERE ARE COUNTLESS REASONS TO INVEST IN THAILAND

The Office of the Board of Investment is a government agency that promotes investment in Thailand. The BOI acts as a professional contact point for investors on business support and investment incentives, both inbound to Thailand and for Thai overseas investments.

Explore more at boi.go.th

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